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**Title of Document:** Conservation Plan for the Lafayette-Winona Neighborhood  
Conservation Project

**Prepared By:** Norfolk Redevelopment and Housing Authority

**Prepared For:** NRHA and City of Norfolk

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**Status (as of January 2012):** Adopted by City Council in 1979. Considered fully  
implemented; no NRHA assistance being provided.

**Civic League(s)/Organization(s) Affected:** Lafayette/Winona

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Planning and Community Development.

**CONSERVATION PLAN  
FOR  
LAFAYETTE-WINONA  
NEIGHBORHOOD CONSERVATION  
PROJECT**

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**norfolk redevelopment  
and housing authority**

## CONSERVATION PLAN

### LAFAYETTE-WINONA NEIGHBORHOOD CONSERVATION PROJECT NORFOLK, VIRGINIA

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B.        DESCRIPTION OF PROJECT

1.        Boundaries of the Conservation Area

The Lafayette-Winona Neighborhood Conservation Project Area consists of a tract of land of predominately residential development, containing approximately 310 acres, bounded on the south and west by the Lafayette River, on the east by Tidewater Drive, and on the north by Willowood Drive. The project boundary is shown graphically on Exhibit One, Boundary and Land Acquisition Map, and may be described by metes and bounds as follows: Beginning at the point of intersection of the transverse centerline of "Seeley's Bridge" and the eastern right-of-way line of Tidewater Drive; then northwardly along the eastern right-of-way line of Tidewater Drive to its intersection with the eastward projection of the northern right-of-way line of Willowood Drive; thence westwardly across Tidewater Drive to the northwest corner of Tidewater Drive and Willowood Drive; thence westwardly with the northern line of Willowood Drive 80.64 feet more or less to the eastern line of Lot 29, Block 1 as shown on a plat titled "Plat No. 1 of Lakehurst" recorded in May Book 5, Page 57; thence northwardly along the eastern line of said Lot 29 106 feet more or less to the northeast corner of Lot 20; thence westwardly and parallel to Willowood Drive, along the rear property line of property fronting on Willowood Drive, 625 feet more or less to the northwest corner of Lot 5, Block 1 as shown on the said "Plat No. 1 of Lakehurst;" thence southwardly along the western line of said Lot 5 106 feet more or less to a point in the northern line of Willowood Drive; thence westwardly along the northern line of Willowood Drive 405' more or less to the eastern line of the entrance to Lakewood Park; thence southwardly

across Willowood Drive and continuing along said line to its intersection with the southern line of Cromwell Drive; thence southeastwardly along the southern line of Cromwell Drive to its intersection with the western line of Elmore Place; thence westwardly 70.0 feet to the rear property line of property fronting on Elmore Place; thence (with the following courses and distances as shown on the plat of Northwest Homes Corporation dated March 8, 1948 and recorded in Circuit Court M. B. 12 pages 25 and 26):

s  $14^{\circ} 33' 30''$  w a distance of 249.38 feet to a point in the southern line of Tarrall Avenue; thence n  $75^{\circ} 26' 30''$  w a distance of 30.0 feet to a point; thence, along the rear property lines of property fronting on Elmore Place, s  $14^{\circ} 33' 30''$  w a distance of 818.65 feet to a point in the southern line of Alsace Avenue; thence along the southern line of Alsace Avenue s  $75^{\circ} 59' 30''$  e a distance of 100.0 feet to the southeast corner of Alsace Avenue and Elmore Place; thence, with the western line of Elmore Place, s  $14^{\circ} 00' 30''$  w a distance of 370 feet more or less to the southern end of Elmore Place; thence westwardly, along the southern property line of property now or formerly owned by the Community Association for Boys, a distance of 110 feet more or less to the southwestern corner of said property; thence s  $82^{\circ} 09'$  w a distance of 16.42 feet to a point; thence s  $61^{\circ} 14'$  a distance of 400.00 feet to a point; thence s  $42^{\circ} 02'$  w a distance of 187.00 feet to a point; thence s  $84^{\circ} 24'$  w a distance of 192.00 feet to a point; thence n  $73^{\circ} 56'$  w a distance of 306.00 feet to a point; thence n  $52^{\circ} 02'$  w a distance of 733.0 feet to a point; thence s  $86^{\circ} 18'$  w a distance of 438.26 feet to a point; thence s  $86^{\circ} 18'$  w to a point where the said line intersects the centerline of the Lafayette River; thence westwardly, southwardly and eastwardly along the meandering centerline of the Lafayette River to the point of beginning at "Seeley's Bridge."

## 2. Description of Existing Conditions

The Lafayette/Winona Neighborhood Conservation Project area is located on the eastern bank of the Lafayette River approximately two miles north of the Norfolk Central Business District.

The project area is composed of several individual neighborhoods including Gowrie Park, Lafayette Residence Park, Winona, and Lafayette Shores. The Lafayette Residence Park, Winona and Gowrie Park neighborhoods were developed pursuant to a well-conceived development plan which exhibits many land planning ideas and features which were popular at the turn of the century and are still attractive. The curvilinear street pattern, strategically located open spaces, formal sight lines and the rear service alleys all combine to provide a very pleasant environment. Many of the homes in the neighborhoods are located on the Lafayette River and public access to the water has been provided at several locations. Maximum use of the waterfront property has been achieved for both public and private purposes. Mature plant material, including specimen size willow oaks, are found throughout the neighborhood.

The houses in the Lafayette Residence Park-Winona neighborhood are large and spacious with an average size in excess of 2,000 square feet. Many of the houses enjoy large front or side porches, full size attics and basement storage areas. The building materials used in the construction of the houses are many and varied and include brick, granite, or cedar shingles on exterior walls; terra cotta, slate or cedar shingles on the roofs; and other unusual features such as stained or cut

glass windows, wrought iron railings, and detailed wood exterior trim. Although the architecture of the majority of the houses is not in itself significant, each house enjoys its individual floor plan and exterior elevation which sets it apart from other houses, thus eliminating the mass-production effect common in some neighborhoods.

In contrast, the Lafayette Shores neighborhood is composed of smaller, two-story, single-family homes developed around a grid street pattern. These homes contain an average of 1,500 square feet, are with few exceptions well-maintained properties, and were constructed by one developer using similar building plans and materials during the building boom following World War II.

The project area is predominately a low density residential area with a scattering of four and six unit apartments in the Lafayette Residence Park neighborhood. However, retail commercial land uses are found along Tidewater Drive at both the southern and northern tips of the project area, and there is a small convenience shopping center located at Cromwell Road and Tidewater Drive which has served neighborhood residents' needs for many years.

The project area has for years been a relatively stable area, but there are now visible signs of deterioration. Physical conditions are worsening and the project population is becoming less able to provide the needed maintenance. There is a higher percentage of elderly and a gradual reduction of higher income residents.

Building conditions within each of the various neighborhoods have been surveyed



by the staff of the Norfolk Redevelopment and Housing Authority. Each building was visually inspected to identify its state of repair.

Despite the inherent desirability of the neighborhood, the physical condition of a significant number of the buildings within the project area has deteriorated. Approximately one-quarter of the 818 buildings within the project area are in need of repairs more substantial than would be involved in normal maintenance. This is an excessive extent of deterioration. For comparison, the adjacent neighborhoods of Ballentine Place and Fairmont-Shoop Park have only 10% and 16% of the properties, respectively, which show similar need of repair. The buildings within the Lafayette-Winona area are relatively old. Over two-thirds of the structures in these neighborhoods were constructed forty or more years ago, and are now at an age when the need to repair and rehabilitate has become more acute. Roofs, gutters, downspouts, and exterior siding is in need of repair or replacement on many structures scattered throughout the project area. A significant number of structures have cracks in bearing walls, cracked or missing windows, ripped screens, and deteriorated door and window frames. In addition, the need for improved landscaping of yards and a cleanup of trash is evident on many properties. There are many properties where improvements to plumbing and interior mechanical systems are also needed.

Publicly-owned property within the project area also requires increased maintenance. Streets, curbs, gutters, sidewalks, and waterfront retaining walls have begun to deteriorate and require repair or replacement. Several natural drainage areas are undefined, unimproved, and littered with debris and are in need of

comprehensive upgrading. Other publicly-owned property has not received the upkeep it has over the years required and is now a detriment to the neighborhoods. In many places, street trees are missing but have not been replanted. Also, there is an increased demand for additional well-designed and adequately maintained open space for both active and passive recreational pursuits.

The elderly component of the total population of the project area has increased steadily during the past 25 years. In 1950, 11% of the total population was classified as elderly. By 1976, it had risen to nearly 31%. While an increase in the elderly population is to be expected in older neighborhoods such as those within the project and is not in and of itself of any adverse consequence, the project elderly cannot, because of fixed incomes and reduced physical mobility, maintain their residences as well as they would desire and consequently their properties suffer. Inflation has increased these adverse effects.

Population data from the R.K. Polk Company shows other areas of concern. Comparing project occupations to the City as a whole, in the period from 1971-1972 to 1975-1976, the number of people in the professional, technical and managers group dropped 2% city-wide and 8% in the project; the number of clerical, sales, skilled and semi-skilled people increased 5% city-wide and 16% in the project; and the number of service, unskilled, no occupation and retired people increased 40% city-wide and 47% in the project. Polk data also revealed that in 1976-1977 those who moved into Lafayette-Winona have an average income of \$12,491, while those who moved out had an average income of \$13,298. Together, these data show a trend to lower income groups in the project when compared to the city as a whole.

Another statistic, the percent of housing units which are occupied by owners, increased between 1972-1973 and 1975-1976 from 46% to 47% city-wide, according to Polk data, but dropped from 72% to 70% in the project. This is another indication of a neighborhood in transition to less stable groups as compared to the city as a whole.

The rate of property turnover has increased. The project area has experienced a steady turnover in property owners during the past seven-year period. From 1969 to 1976, there were a total of 334 real estate transfers resulting in a 48% turnover ratio. This rate of change in ownership is considerable and even allowing for multiple sales of the same property indicates a rapid change of homeowners. Obviously, this area is experiencing steady in-and-out migration of families and individuals.

In summary, the project area is made up of fine old neighborhoods which are deteriorating and require a conservation program to preserve and protect their future. The project area is in need of a concentrated effort to revitalize and rehabilitate the deteriorating buildings, improve the public amenities and restore the attractive ambience enjoyed during the past. With an eradication of this growing deterioration, these neighborhoods will be attractive and viable places in which to live and raise a family.

### 3. Plan Objectives and Types of Revitalization Action

The objectives of the Lafayette-Winona Neighborhood Conservation Project are the rehabilitation of a residential area experiencing the first stage of decline, the revitalization of individual residential properties so as to bring these properties up to the project area minimum rehabilitation and conservation standards, and the construction of a series of public improvements which will enhance the livability of the area. These objectives will be achieved by the following actions:

#### a. Land Acquisition

Several parcels of low lying undeveloped land, shown as "to be acquired" on Exhibit One, will be acquired and made part of an improved open space network for the neighborhood. The parcels, located on either side of Norway Place and immediately south of the Lafayette Shores Apartments, will be landscaped and improved and become the western portion of an open space spine stretching from Tidewater Drive to the Lafayette River. The parcels located in the drainage area immediately north of Fountainbleau Crescent will be graded, landscaped and improved so as to provide a green belt drainage swale separating Winona from Lafayette Residence Park.

#### b. Public Improvements

A comprehensive package of public improvements need to be constructed within the project area so as to improve and strengthen the community infrastructure. Public improvements needed for the project area include new street lights, utility lines, roadway repairs, landscaping, and storm drainage facilities. Funding constraints may limit the scope or timing of such improvements.

c. Rehabilitation

All properties within the project area not designated for acquisition in Exhibit One, Boundary and Land Acquisition Map, will be rehabilitated to meet the requirements of the Lafayette-Winona Conservation Project Rehabilitation and Conservation Standards, attached hereto as Exhibit Three. In the event that properties within the project area are not rehabilitated so as to comply with the adopted housing rehabilitation standards within a year after notification by the Authority that such property is not in compliance with such standards, then, unless an extension of time is granted by the Authority as provided in the Standards, the property will be acquired by the Authority. Property so acquired by the Authority will be demolished or resold to private developers for rehabilitation in accordance with the plan provisions. Where property is acquired because of the failure of the owners to rehabilitate to project standards and resold to a private developer, the disposition documents will contain appropriate restrictions running with the land to insure that rehabilitation is completed and that property will be used in a manner which is consistent with the objectives of the plan. Such restrictions shall be imposed as covenants running with the land for a period of not less than 40 years from the date of the approval of the plan by the Council of the City of Norfolk.

4. Relationship to Definite Local Objectives

The Lafayette-Winona Neighborhood Conservation Plan provides for land reuses consistent with Norfolk's General Plan adopted in 1967. Plans for neighborhood rehabilitation including improvements to public facilities are in keeping with proposals now being finalized for inclusion in the Lafayette-Ballentine General Development Plan now being prepared for this area.

Changes to the existing circulation system within the project area will be undertaken in close cooperation with local transportation officials and will be consistent with City transportation objectives expressed in adopted transportation plans. Improvements to the public facility infrastructure will be accomplished within existing public rights of way and within land to be acquired to achieve project objectives.

C. LAND USE PLAN

The Lafayette-Winona Neighborhood Conservation Project Land Use Plan, Exhibit 2, is attached hereto and made a part hereof. The permitted land uses are

- Public facilities including but not limited to street rights of way, parks, playgrounds, pedestrian ways and other similar uses which conform with the general residential nature of the project area.
- Residential uses which are to include properties rehabilitated or developed in accordance with the Lafayette-Winona

Neighborhood Conservation Project Rehabilitation and Conservation Standards and the Building Code of the City of Norfolk and which are to be compatible in scale and character with the existing dwelling units in the neighborhood.

- Institutional uses to include churches, private schools, private clubs, and similar nonprofit institutional uses compatible with the surrounding neighborhood.
- Commercial uses to include but not be limited to shops, stores, offices, and other business operations commonly associated with neighborhood commercial retail areas. Land so designated will be required to conform with applicable provisions of the adopted rehabilitation and conservation standards.

The Zoning Ordinance of the City of Norfolk will provide controls on development in areas where spot clearance is necessary or where vacant land is to be put into productive use.

D. PROJECT PROPOSALS

1. Land Acquisition

The Boundary and Land Acquisition Map, Exhibit One, identifies real property to be acquired. Additional individual properties which are not designated for acquisition on Exhibit One will only be acquired as necessary to enforce compliance with the provisions of the Lafayette-Winona Neighborhood Conservation Plan Rehabilitation and Conservation Standards, attached hereto as Exhibit Three. The owners of individual properties which do not comply with Rehabilitation and Conservation Standards will be notified in writing of building

deficiencies and what steps are needed to bring their property into conformance. In the event that the owners of such properties fail to bring their property into conformance with adopted Rehabilitation and Conservation Standards within one year after a written request to comply is given to the owner by the Norfolk Redevelopment and Housing Authority, then the Authority will take the necessary steps to acquire properties in noncompliance. Upon acquisition of such properties, the Authority will either (a) sell or lease the property at its fair value for purposes of rehabilitation in conformance with the Rehabilitation and Conservation Standards and objectives of the Neighborhood Conservation Plan, or (b) if the structure or structures thereon have deteriorated to such a degree that rehabilitation is not physically or economically feasible, the Authority shall demolish the structure or structures thereon and dispose of land for redevelopment at its fair value for uses in accordance with the Conservation Plan.

2.        Rehabilitation and Conservation

All properties within the boundaries of the project area will be rehabilitated so as to comply with the provisions of the Rehabilitation and Conservation Standards, Exhibit Three.



### 3. Design Review

In order to establish and maintain values and insure aesthetic and functional coordination essential to carrying out the objectives of the Plan and the continued maintenance of the Project, developers shall be required, as a condition precedent to their acquisition of project land, to agree to controls through such means as are deemed appropriate by the Norfolk Redevelopment and Housing Authority. Such controls will be concerned with aesthetic and functional considerations and will not relieve developers of their responsibility to comply with all ordinances and governmental rules and regulations. The Norfolk Redevelopment and Housing Authority specifically reserves the right to review and approve the developers' detailed plans, final working drawings and specifications. Review and approval will be specifically concerned with, but not limited to, site planning, architectural layout, materials of construction, landscaping, access, advertising and identification signs, streets, and sidewalks.

E. OTHER PROVISIONS NECESSARY TO MEET FEDERAL, STATE  
AND LOCAL REQUIREMENTS

1. Real Estate Acquisition and Relocation

In conducting its real estate acquisition and family and business relocation activities, the Authority will comply with applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of the Commonwealth (Sec. 25-235 et. seq. of Code of Virginia, 1950) and of the United States (P.L. 91-646, 42 USCA 4601 et. seq.). In the acquisition of real property in this project the Authority will make diligent efforts to acquire property by negotiating the purchase at the approved acquisition price before instituting eminent domain proceedings against the property. In addition, the Authority will not require an owner to surrender the right to possession of his property until the Authority pays, or causes to be paid, to the owner or to the registry of the court in condemnation cases, the approved acquisition price, or the compensation awarded by Commissioners in eminent domain proceedings and will not require any person lawfully occupying property to surrender possession without at least 90 days written notice from the Authority of the date on which possession will be required.

The Authority will also administer the relocation program for all families and individuals affected by the acquisition of property by the Authority or caused by rehabilitation of properties so as to comply with Rehabilitation and Conservation Standards. No occupant will be required to move from the property until such time as decent, safe and sanitary living accommodations can be offered the occupant at rentals or prices which are within their economic means. All occupants will be advised of all benefits to which they may be entitled, and the

relocation program will be administered without discrimination on the basis of race, creed, color or national origin, all as required by law.

2. Changes in Approved Plan

This plan may be amended from time to time, after approval has been given by the Commissioners of the Norfolk Redevelopment and Housing Authority and the Council of the City of Norfolk.

3. Lifespan of Project Activities

There is no stated limitation on the length of time within which the project activities will be completed. However, it is the objective and the intention of the Authority to proceed diligently to achieve completion of project activities and to attain the goals of the plan.

4. Environmental Impact Considerations

Based upon criteria contained in the City of Norfolk "Environmental Review Record" which has been undertaken for the Lafayette-Winona Neighborhood Conservation Project, it has been determined that an Environmental Review Record Notice of Finding of No Significant Effect will be required for this project with respect to any federal financial assistance which may be made available for project activities. The Environmental Review Record may be examined and copied during normal working hours in the Fiscal Division, City of Norfolk, East Wing, City Hall, Norfolk, Virginia 23501.

A public hearing will be conducted on the Conservation Plan at which time the public will be able to comment upon the preparation and contents of the Environmental Review Record Finding of No Significant Effect and any potential impacts associated with project actions.

The Environmental Review Record will be available for examination as discussed previously. All interested parties will have opportunities to comment on the Environmental Review Record prior to project execution.

In the event that some activities are to be conducted within the project area before final environmental clearance is obtained, a special environmental assessment will be completed to determine the impact, if any, of these activities. In accordance with applicable regulations, these activities must be shown to not have an adverse environmental effect, not limit choices among competing alternatives, and not alter the premises upon which the environmental clearance will be based in any way to affect the validity of the conclusions reached.

All proceedings will be in conformance with the established City of Norfolk environmental review process and with applicable laws and regulations.

5. Minority Group Considerations

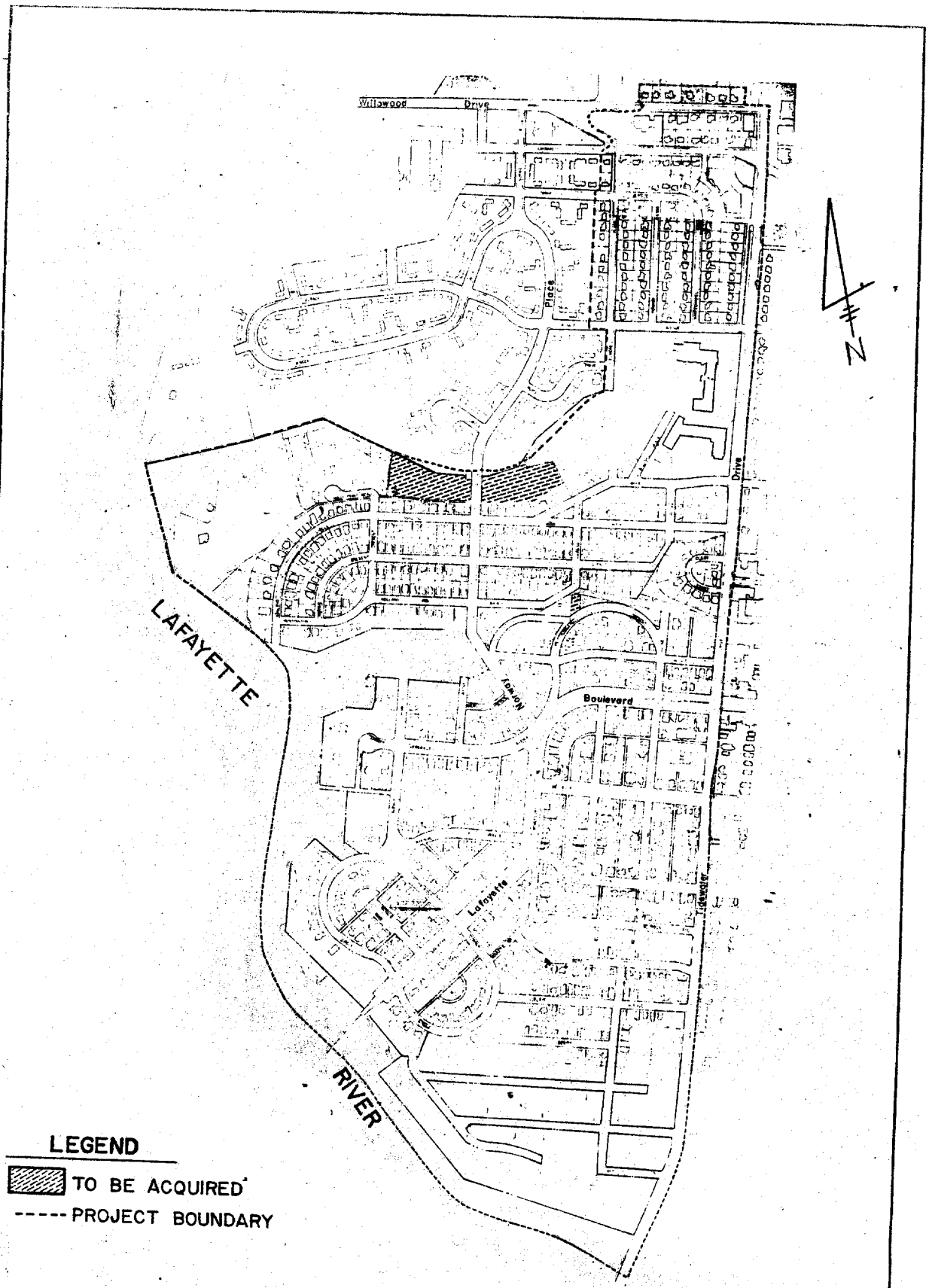
The Norfolk Redevelopment and Housing Authority pursues a policy of nondiscrimination with regard to race, color, creed, national origin or sex in all aspects of its redevelopment and conservation programs in compliance with applicable provisions of all civil rights, fair housing, and equal opportunity laws and regulations.

6. Citizen Participation Considerations


The Norfolk Redevelopment and Housing Authority pursues policy of actively involving project area residents and other citizens and community groups in project planning and execution. Citizen involvement and participation in the Lafayette-Winona Neighborhood Conservation Project has been carried out on two levels. A Lafayette-Winona Project Area Committee has been

established consisting of a dozen residents of the neighborhood who have met and will continue to meet frequently to discuss and assist in the planning and design of the conservation project. The Lafayette-Winona Project Area Committee has assisted in establishing project boundaries, in setting Rehabilitation and Conservation Standards, and in identifying needed public improvements. The project area committee has also identified the critical need for benefits and protection offered by the conservation program and has taken an active role in facilitating the adoption of the conservation plan.

At a second level of citizen involvement, the Lafayette Residence Park-Winona Civic League has heard, reviewed, considered, and endorsed the neighborhood conservation plan as proposed for the project area. The staff of the Authority has thoroughly briefed the Civic League on the mechanics of the conservation program process. The Civic League, which is an area-wide group with representation from all geographic sectors and includes both renters, homeowners, and landlords, will be presented with a complete discussion of the conservation plan prior to the public hearing and subsequent approvals of the plan.



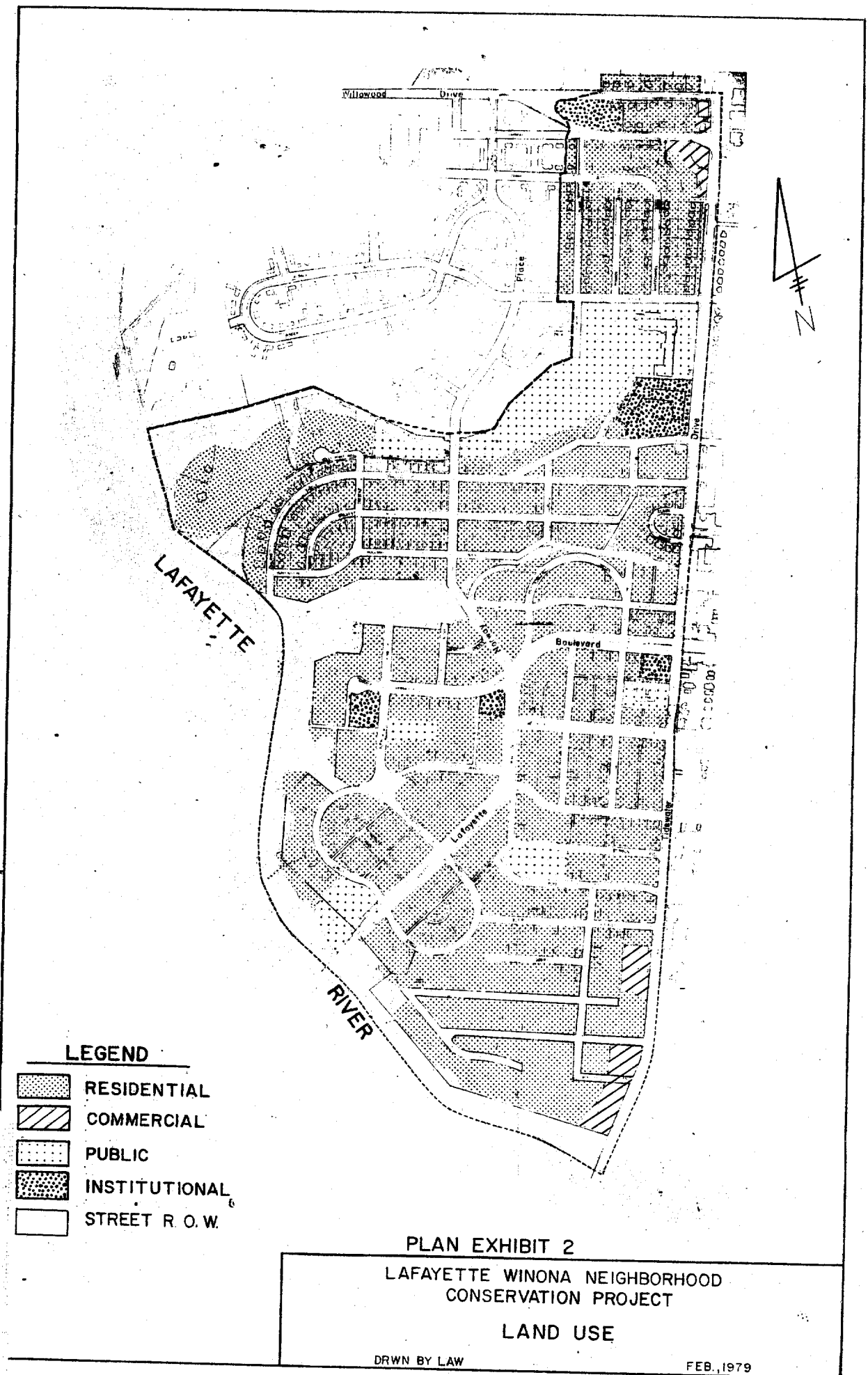
**LEGEND**

-  TO BE ACQUIRED
- PROJECT BOUNDARY

**PLAN EXHIBIT I**  
**LAFAYETTE WINONA NEIGHBORHOOD**  
**CONSERVATION PROJECT**  
**BOUNDARY AND LAND ACQUISITION**

DRWN BY LAW

FEB. 1979



PLAN EXHIBIT THREE  
REHABILITATION AND CONSERVATION STANDARDS

for

LAFAYETTE SHORES  
WINONA  
GOWRIE PARK  
LAFAYETTE RESIDENCE PARK



REHABILITATION AND CONSERVATION STANDARDS  
for  
LAFAYETTE SHORES, WINONA, GOWRIE PARK, AND LAFAYETTE RESIDENCE PARK

Introductory Statement

These minimum property standards constitute the requirements for the design, construction, alteration, rehabilitation, repair and maintenance of all properties located in the Conservation Project Area. Initially, enforcement of these standards will be required by Norfolk Redevelopment and Housing Authority in order to achieve the objectives of the Conservation Plan, specifically seeking prevention of deterioration and removal of blight by the improvement of neglected and deteriorated properties and the provision for needed public improvements.

Residential, commercial or other structures, whether occupied or vacant, shall be maintained in conformity with the provisions of these standards so as to preserve the desirable character of the neighborhood.

All properties in the Conservation Project Area shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, and facilities, including but not limited to the Building, Plumbing, Electrical and Minimum Housing Codes of the City of Norfolk. These code standards are hereby incorporated by reference and made part of these property standards.

In addition to compliance with local statutes, codes and ordinances, all properties in the Conservation Project Area shall conform to the standards which follow.

GENERAL ACCEPTABILITY CRITERIA

R201 SERVICE AND FACILITIES

R201-1 Utilities shall be independent for each property.

R201-2 Independent facilities shall be provided for each dwelling unit, except that common facilities such as laundry and storage space or heating may be provided for each property.

R201-3 Each building and each dwelling unit within the building shall contain provisions for each of the following living facilities:

- a. A continuing supply of safe potable water.
- b. Sanitary facilities and a safe method of sewage disposal.
- c. Heating adequate for healthful and comfortable living conditions.
- d. Domestic hot water.
- e. Electricity for lighting and for electrical equipment used in the dwelling.
- f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.
- g. Proper food preparation space.
- h. Bathing facilities.

R202 ACCESS

R202-1 Access to the property.

- R202-1.1 Each property shall be provided with vehicular access to and from the property at all times by an abutting public or private street. Private streets shall be protected by a permanent easement.
- R202-2 ACCESS TO THE BUILDING  
Walks and steps shall be provided as required for convenient all-weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.
- R202-3 ACCESS TO EACH DWELLING UNIT  
Access to each dwelling unit shall be provided without one's passing through any other dwelling unit.
- R203 METHOD OF DETERMINING NUMBER OF DWELLING UNITS
- R203-1 Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a dwelling unit.
- R203-2 A group of adjacent rooms containing complete living facilities, such as an apartment of a janitor, caretaker or servant, shall be counted as a separate dwelling unit.
- R204 DILAPIDATED STRUCTURES
- R204-1 All dilapidated portions of existing properties or structures which are not economically repairable shall be removed.
- R205 MAINTENANCE
- R205-1 All structures and portions of structures and the component parts thereof shall be maintained in a

clean and sanitary condition, reasonably free from defects, and shall be structurally sound so as to capably perform the function for which they were designed. Protection from the elements and against decay and rust shall be afforded by periodic application of a weather coating material or sealant. The exterior of all premises shall be maintained in such a manner that the appearance is not offensive or blighting to other properties. Trash, garbage and rubbish shall not be allowed to accumulate on the premises.

R206 ADMINISTRATIVE REVIEW PROCEDURE

R206-1 Prior to final determination that a property is in violation of or in default under these standards, the owners thereof, or any person having a direct interest therein, shall have the right to petition for a review of any determination, requirement, recommendation or finding made by the administrators of the Conservation Project. Such a petition should be addressed to the Conservation Project Review Board. The membership of this board shall be approved by the Commissioners of the Norfolk Redevelopment and Housing Authority for three year terms and shall be appointed in the following manner:

1. One member from the staff of the organization administering the Conservation Project.
2. One member who shall be a resident of Norfolk,

but not of the Conservation Project Area.

3. Three members nominated by the Civic League whose names shall be tendered for approval to the Commissioners of the Norfolk Redevelopment and Housing Authority.

The Board may permit postponing a final determination for a stated period of time (not exceeding two years) if it finds that strict compliance with the standards would be unreasonable, unusually difficult, impractical or would impose an unnecessary or disproportionate financial hardship on the owners; and the Board may also, in stated instances, permit variances in the standards or in the interpretation thereof when satisfied that such action would meet the spirit and intent of the Plan. In all cases, the good faith of the property owner shall serve as an important guide in deciding upon the course of action to be pursued.

R206-2 A variation to mandatory provisions contained herein may be permitted by the Conservation Project Review Board for specific cases only when the variation attains the stated objectives contained herein, and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable.

- b. Long established local practices and customs in the area assure continued market acceptance of the variation.
- c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

R206-3

Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases without prior approval of the variation.

#### SITE CRITERIA

R300

#### OBJECTIVE

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R301

#### COURTS

- a. Outer courts shall have a least dimension of 8 feet if windows of habitable rooms occur in walls opposite each other and serve separate dwelling units or buildings.
- b. The distance between building walls of outer courts under other conditions shall be not less than 5 feet.
- c. Inner courts shall have at least 50 square feet area and minimum dimensions as for outer courts.

R302

#### SITE IMPROVEMENTS

R302-1

The open space of each property shall provide for (a)

the immediate diversion of water away from buildings and disposal from the lot, (b) prevention of soil saturation detrimental to structures and lot use, and (c) appropriate paved or all-weather walks, parking areas, driveways and exterior steps.

R303

#### BUILDING SITES

R303-1

Every building shall have yard space of such size and planned so as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy.

R303-2

No existing main building shall be extended beyond the existing set back line of buildings on the same side of the street in the same block.

R303-3

Off-street parking areas and driveways must have an all-weather surface, properly maintained.

R304

#### FENCES OR SCREENING

R304-1

Fences, retaining walls, shrubbery, screens and other minor construction as appropriate shall be provided by the property owner where needed to handle excessive grade differences, to screen unsightly views, to provide suitable access and personal safety, and to protect property. Such appurtenances shall be maintained by the owner in a structurally sound, durable and safe condition.

R304-2

Fences shall conform or be made to conform to all codes and ordinances of the City of Norfolk; otherwise such fences shall be removed by the owner of the premises.

R305

#### SIGNS

R305-1 "For Rent", "For Sale" and similar advertising signs shall not exceed 5 square feet in size and if exposed to the weather, shall be constructed of weather-resistant materials. Such signs shall be neat, legible, and of a design acceptable to the Conservation Project and shall be fixed securely to the face of the building or posted within the front yard setback limits.

R306 COMMERCIAL PROPERTIES

R306-1 The exterior of all commercial properties shall be kept in good repair, painted, and shall not constitute a safety hazard or nuisance. In the event renovations or repairs become necessary, such repairs shall be made to conform to all applicable codes.

R306-2 All loading areas, automobile service stations, access to drive-in food establishments and similar areas shall be paved and kept in good repair.

R307 GARBAGE AND TRASH STORAGE

R307-1 No garbage, trash, waste or refuse receptacle shall be stored or kept where it can be observed from any street.

R307-2 Storage enclosures or facilities shall be constructed in accordance with these standards and in a manner so as not to be unsightly, to provide suitable access and personal safety, and



protect the property. They shall be maintained in a structurally sound, durable, safe and sightly condition.

R308           VEHICLES

R308-1       Any vehicle, including a trailer, which is without a currently valid license plate or plates and is in a rusted, wrecked, discarded, dismantled, partly dismantled, inoperative, disused or abandoned condition, shall not be parked, stored or left in the open and must be removed to a completely enclosed location or from the property.

R308-2       Under no circumstances shall a vehicle be parked in a front yard.

HOUSING STANDARDS

R400           OBJECTIVE

R400-1       To provide physical standards for safe, healthful, sanitary, and convenient dwelling units suitable to the kind and quality of housing in the Conservation Project Area.

R400-2       SPACE STANDARDS

To provide space standards that will prevent overcrowding and to assure a reasonable quality of life for the inhabitants of all dwelling units.

R400-3       To establish reasonable standards of light and ventilation, of doorways and staircases, and of entrance hallways and corridors.

R401           GENERAL

R401-1       Dimensions for interior spaces are based upon

measurements taken between finished floor, wall, ceiling or partition surfaces.

R401-1.1 The area occupied by a stair or by closets shall not be included in the determination of required room area.

R401-1.2 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with the same building planning standards as rooms above grade.

R401-1.3 All floors and walls shall be maintained in a safe and sanitary condition, and walls and ceilings shall be maintained so as to be free from wide cracks, breaks or loose plaster.

R401-2 MINIMUM ROOM SIZES AND ALLOWABLE ROOM COUNT

R401-2.1 Room sizes shown below shall be the minimum permitted for any remodeling of existing spaces or for the construction of any new rooms. Unremodeled existing rooms where considered adequate in size and arrangement for the intended function by the administering agency may be accepted if not more than 10 per cent smaller than the minimums given in the following schedule:

NOTES

(1) Abbreviations

DU = Dwelling Unit  
LR = Living Room  
DR = Dining Room  
DA = Dining Area  
K = Kitchen

K'ette = Kitchenette  
BR = Bedroom  
OHR = Other Habitable Room  
NP = Not Permitted

(2) Minor variations to these areas may be permitted when existing partitions preclude compliance.

(3) Minor variations to these dimensions may be permitted when existing partitions preclude compliance.

- (4) Clear passage space.
- (5) Permitted in DU of 0-BR or 1-BR only. Where the area of kitchenette is less than 40 sq. ft., no room count shall be allowed. No kitchenette shall be less than 20 sq. ft.
- (6) The combining of a kitchen or kitchenette with a bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a kitchen or kitchenette.
- (7) Permitted only in dwelling unit having no separate bedroom.
- (8) Least dimension of appropriate room function applies.

#### SCHEDULE

Name of Space (1)	Room Count	Minimum Area (sq.ft.) (2)		Least Dimension (3)
		1 & 2 BR DU	3 or more BR DU	
LR	1	140	150	10' - 0"
DR	1	80	100	7' - 8"
K	1	50	60	3' - 0" (4)
K'ette (5)	1/2	40	NP	3' - 4"
BR	1	70	70	7' - 0"
Total BR		1 Br, 100	3 BR, 240	1st BR of each
		2 BR, 170	4 BR, 340	DU 8' - 0"
OHR	1	70	70	7' - 0"
LR-DA	1 1/2	160	180	(8)
LR-DR	2	200	220	(8)
LR-DA-K (7)	2	210	240	(8)
K-DA (7)	1 1/2	80	100	(8)
K-DR (7)	2	120	140	(8)
K'ette-DA (7)	1	60	80	(8)
LR-DA-BR (8)	2	220	—	(8)
LR-BR (8)	1 1/2	190	—	(8)

R401-3 DWELLING UNITS

R401-3.1 A dwelling unit is a group of contiguous rooms containing living facilities consisting of separate cooking, sanitation and sleeping accommodations.

R401-3.2 At least one complete bath facility as described in Section 401-7.1 shall be provided for each six persons or less residing in a dwelling or dwelling unit, except

that a single tub or shower shall suffice for not more than 8 persons. Occupancy shall not exceed these limitations.

R401-3.3

Each dwelling unit shall contain suitable sleeping accommodations of such size and dimensions as to permit reasonable placement of furniture, allowing adequate passage space to doors, closets, windows, public halls, fire escapes or sanitary facilities where applicable.

R401-3.4

The term rooming house is hereby defined as a single-family dwelling in which three or more sleeping rooms without cooking facilities are let by a resident householder. In such rooming houses every three sleeping rooms so let, or each five persons or less, shall be provided with complete bathing and sanitary facilities.

R401-3.5

Access to each room for let located in a rooming house shall be from a public space, without passage through another habitable room, sleeping unit or toilet space. Exterior doors to each dwelling unit shall have locks in workable condition provided with keys.

R401-4

#### CEILING HEIGHTS

The ceiling heights for habitable rooms, bathrooms and halls shall be as follows:

R401-4.1

At least one-half of the floor area of every habitable room, including those in basements, shall have a ceiling height of at least 7-1/2 feet; and the floor area of

that part of any room where the ceiling height is less than 5 feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.

R401-5 ROOM ARRANGEMENTS

R401-5.1 Access to all rooms within a dwelling unit shall be possible without passage through a public hall.

R401-5.2 Every water closet, bathtub or shower of a dwelling unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

R401-5.3 A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in dwelling units having more than one bedroom, unless the bathroom is between the bedrooms of a 2 bedroom dwelling unit.

R401-5.4 A bedroom shall not be used as the only means of access to another bedroom or habitable room.

R401-6 KITCHEN FACILITIES

R401-6.1 Each dwelling unit shall have a specific kitchen area which contains a sink with counter work space, hot and cold running water, adequate space for installing a cooking range and refrigerator, and storage for cooking utensils.

R401-6.2 Minimum areas and dimensions of kitchen storage space shall be as follows:

- a. Total shelving in wall and base cabinets -

30 sq. ft. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.

b. Drawer area - 5 sq. ft.

c. Counter work area - 5 sq. ft.

R401-7

#### BATH FACILITIES

R401-7.1

Complete bathing and sanitary facilities shall be provided within each dwelling unit consisting of a water closet, a tub or shower, and a lavatory. An adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures shall be provided. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if square, have a 4 ft. minimum. Shower, if provided, should have a least dimension of 30 inches.

R401-7.2

Every nonresidential building regularly used or occupied shall be provided with toilet and lavatory facilities as further provided in this section, except that small buildings not over 150 square feet in floor area for shelter in connection with the operation of parking lots, storage lots, watchman stations or similar uses shall not be required to have such facilities if they are otherwise conveniently available to workers using such buildings and are used at all times.

R401-8

#### LAUNDRY FACILITIES

Space shall be provided for laundry trays or a washing machine. Both hot and cold water adequate for the operation of a washing machine shall be made available in this space. The installed laundry equipment shall have acceptable drainage facilities and be in either of the following locations:

- a. Within each dwelling unit having two or more bedrooms, and located in the kitchen or other suitable service space.
- b. In basement, cellar or other suitable public space within the building for the use of all occupants.

R401-9

#### CLOSETS

R401-9.1

Clothes closet space shall be provided within each dwelling unit on the basis of 12 sq. ft. for the first BR plus 6 sq. ft. for each additional BR. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off a hall, living room or dining room. None of the minimum clothes closet space shall be located within the kitchen.

R401-9.2

Where separate closets for each existing bedroom are not possible, a closet elsewhere within the dwelling unit may be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

- R401-9.3 Clothes closets shall have a shelf and rod.
- R401-10 GENERAL STORAGE
- R401-10.1 Each dwelling unit in a multi-family structure shall have a designated closet or other suitable space within the unit or locked space elsewhere within the building or other structure on the property, conveniently accessible, for general storage. The minimum volume of general storage space for each dwelling unit shall be 100 cu. ft. and shall be increased by 25 cu. ft. for each additional bedroom over two.
- R402 LIGHT AND VENTILATION
- R402-1 HABITABLE ROOMS
- R402-1.1 All habitable rooms, except kitchens, shall have natural light provided by means of windows, glazed doors, or skylights. A glass area of at least 10 per cent of the floor area shall be provided for new or remodeled rooms or other spaces. Existing rooms shall have a glass area not appreciably below a total of 10 per cent of the floor area. Covered light shafts or open shafts or less than 50 sq. ft. in area are not acceptable ventilation to bedrooms or living rooms.
- R402-1.2 An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchens a mechanical ventilation system may be substituted. A ventilation area of 4 per cent of the floor area of the space shall be provided.



R402-1.3      An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

R402-2      KITCHENS

R402-2.1      Artificial light shall be provided and distributed so as to give illumination throughout.

R402-2.2      Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 square feet, or by mechanical ventilation. Where a kitchen is not separated from the living room by partitions and door, mechanical ventilation shall be required for the kitchen.

R402-3      BATHROOMS AND TOILET COMPARTMENTS

R402-3.1      Artificial ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 1-1/2 square feet, or by mechanical ventilation, or by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level.

R402-4      PUBLIC SPACES

R402-4.1      GENERAL

Adequate artificial light shall be provided for all public spaces.

R402-4.2

Public Entrance Spaces to Building

- a. All public entrance spaces should have natural light provided by window, doorway or equivalent glass area of at least 10 per cent of the floor area.
- b. Either natural ventilation of at least 4 per cent of floor area or mechanical ventilation should be provided.

R402-4.3

Public Hallways and Stairways

- a. Public hallways and unenclosed stairways shall be provided with either natural ventilation (at least 4 per cent of floor area) or mechanical ventilation.
- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 10 square feet of glass area, or its equivalent, for each floor so served.

R402-5

HABITABLE ROOMS OF DWELLING UNITS BELOW GRADE

R402-5.1

For habitable rooms below grade, the depth of the finished floor below its adjacent outside grade level shall not exceed 4 feet - 0 inches. Natural light and ventilation standards for habitable rooms above grade shall apply.

R402-6

VENTILATION OF UTILITY SPACES

R402-6.1

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated

to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

R402-7 VENTILATION OF STRUCTURAL SPACES

R402-7.1 Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

R402-7.2 All exterior ventilation openings shall be effectively and appropriately screened where considered needed by the inspecting authority.

R402-8 MECHANICAL VENTILATION SYSTEMS

R402-8.1 Mechanical ventilation systems shall have a capacity of at least 60 cubic feet per minute.

R403 DOORS AND ACCESS OPENINGS

R403-1 EXTERIOR DOORS

R403-1.1 Existing doors in sound condition should approximate in size the following, and the minimum size of new doors installed in new openings shall be:

- a. Main entrance door      3' - 0"      6' - 6"
- b. Service doors              2' - 6"      6' - 6"

R403-1.2 Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above.

R403-1.3 Exterior doors or doors opening into public spaces have safe locks with keys provided.

R403-2 INTERIOR DOORS

- R403-2.1 Existing doors in sound condition shall approximate in size the following, and minimum size of new doors installed in new openings shall be:
- a. Habitable rooms, 2 feet - 6 inches wide.
  - b. Bathrooms, toilet compartments and closets other than linen and broom, 2 feet - 0 inches wide.
  - c. Service stair doors, 2 feet - 6 inches wide.
  - d. Cased openings, 2 feet - 6 inches wide.
  - e. To public stairway enclosures, single door, 3 feet - 0 inches wide; double door, 2 feet - 4 inches wide, each half.
  - f. Height of all interior doors, 6 feet - 6 inches.
- R403-2.2 Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.
- R403-2.3 All door hardware shall be maintained in good operating condition.
- R404 WINDOWS
- R404-1 All windows must be tight fitting, have sashes of proper size and conform to existing design. Rotted wood, broken joints or loose mullions shall be replaced.
- R404-2 All glass must be replaced with the same kind of material when cracked or broken. All glass must be intact and tightly sealed.
- R405 STAIRWAYS
- R405-1 All stairways shall provide safety of ascent and

descent, and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

R405-1.1 Stairways shall not be dangerous or to any serious extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings or railing protection, and shall be maintained in a good state of repair.

R406 HALLWAYS

R406-1 GENERAL

R406-1.1 Hallways shall provide adequate, safe and unobstructed exits from dwelling units.

R406-2 DISTANCE OF TRAVEL

R406-2.1 Where only one stairway is required, and is not enclosed and is open to a hallway, the maximum distance of travel from the entrance door of any dwelling unit to the stairway shall not exceed 20 feet. Where the stairway is enclosed, this distance shall not exceed 30 feet.

R407 MIXED RESIDENTIAL AND NONRESIDENTIAL USES

R407-1 Any nonresidential use of residential property shall be subordinate to its residential use and character.

R407-2 The nonresidential use shall be limited to the ground floor except for storage directly associated with the operation of the nonresidential uses and the building shall be of Type 5 construction or equal.

R407-3 No nonresidential use shall be permitted within the

same structure as a residential use where the non-residential use involves excessive noise, noxious or disagreeable odors or to otherwise adversely affect the surrounding neighborhood.

#### FIRE PROTECTION

##### R500 OBJECTIVE

R500-1 To assure a high degree of safety to life and property preservation for the dwelling by the separation of dwelling units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

##### R501 GENERAL

R501-1 The properties within the Conservation Project Area shall be brought into conformity with the Fire Prevention Code of the City of Norfolk and the Virginia State Fire Regulations.

##### R502 EXITS

R502-1 Each one or two family dwelling and each dwelling unit in multi-family properties shall have at least one exit which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each dwelling unit by means of a doorway, stairway, protected passageway

or openable window. In buildings three or more stories above grade the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.

R502-2      Access to either required exit shall not necessitate passage through another dwelling unit, nor shall either exit be subject to locking by any device which would impede or prohibit ready egress.

R502-3      In three or more story structures containing a total of more than eight dwelling units, one interior stairway of combustible materials is acceptable only where enclosed within walls providing not less than one-hour fire resistance rating.

R502-4      If one family is occupying the first and second story of a structure and another family is occupying the third or additional stories, a second separate exit is required.

R502-5      Where the secondary exit is by means of an openable window, the opening shall be at least 5 square feet in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 feet, 6 inches above the floor.  
Where storm windows, screens or burglar guards are used, these shall be readily openable from the inside.

- R502-6 Every below grade dwelling unit shall have direct and convenient access to the outside of the building at grade level.
- R502-7 For properties containing more than two dwelling units and three or more stories, stairways shall be enclosed by partitions providing at least one hour fire resistance rating and solid wood flush type doors or doors deemed by the administering authority to provide sufficient fire retardation shall be installed at each opening on the stairway.
- R503 INTERIOR FIRE PROTECTION
- R503-1 Party or Lot Line Walls
- R503-1.1 Semi-detached row or end row-dwellings shall be separated from an adjoining dwelling or dwellings by a party or lot-lining wall extending the full height of the building. Every party or lot-lining wall shall be constructed so that at least a one hour resistance rating is provided.
- R503-2 WALLS, FLOOR AND CEILING CONSTRUCTION
- R503-2.1 The underside of all flights of wood stairs, if exposed, shall be covered with a noncombustible material. Existing plaster in this location which is in good condition may remain.
- R503-3 SURFACE FLAME SPREAD RATINGS
- R503-3.1 The classification of interior finish and trim materials shall be in accordance with Standard Designation E84 of the ASTM, (1) and as shown in the table below.



R503-3.2 Interior wall and ceiling finish materials shall not exceed the surface flame spread ratings given in the following table, except as noted under R503-3.3.

Location	Class	Flame Spread Rating
Hallways, stairways and other exits	B	25 - 75
Rooms within dwelling unit except for kitchen space	C	75 - 200
Kitchen or kitchen space	B	25 - 75
Small spaces enclosing heating or other fire hazardous equipment	A	0 - 25

R503-3.3 Existing interior finish materials, which have a surface flame spread rating of more than 200, shall be covered with an acceptable flame resistant paint.

#### R503-4 ENCLOSURE OF VERTICAL OPENINGS

R503-4.1 The enclosing walls of an elevator shaft shall be of noncombustible materials having not less than a two-hour fire resistance rating. Other vertical openings requiring enclosure shall be of materials and fire resistance rating appropriate to provide adequate fire safety.

R503-4.2 For properties containing more than four dwelling units, stairways from the first floor, leading to below-grade open space of rooms containing heating equipment, shall be enclosed with partitions pro-

viding at least a one-hour fire resistance rating. This enclosure shall include all space beneath the stair. A self-closing door shall be provided at the bottom of the stairway conforming to Underwriters' Laboratories, Inc., Class C classification.

R504 EXTERIOR FIRE PROTECTION

R504-1 EXTERIOR STAIRWAYS

R504-1.1 An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit. See R405.

R504-1.2 Where an exterior stairway is used in place of a required interior stairway, or with buildings three or more stories above grade, it shall be self-supporting and constructed of noncombustible materials.

R504-2 ROOF COVERING

R504-2.1 In buildings of from one through four dwelling units existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to the classification given by the Underwriters' Laboratories, Inc.

R504-2.2 In buildings of more than four dwelling units existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to classification of U. L. except for the following additional provision; where the roof area of property is greater than 4,000 square feet, or is without separation from adjacent properties by an adequate distance or by a continuous parapet wall, the

requirements of Class A or Class B roofing of U. L., shall apply.

#### WORKMANSHIP AND MATERIALS

R601 All rehabilitation work shall be done in compliance with these standards and with all applicable codes of the City of Norfolk, and shall be performed in a good and workmanlike manner. All materials used shall be of a quality suitable for the purpose, equal to that normally used by a good mechanic to accomplish the required result, and produce an appearance that will be attractive to public view.

#### CONSTRUCTION

R700 OBJECTIVE

R700-1 To assure that the construction of the dwelling will provide (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance and (e) acceptable quality of workmanship.

R700-2 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

R700-2.1 PREVENTIVE MEASURES

- a. Windows or other openings near grade to have snugfitting screens;
- b. Exterior doors to fit tightly and be flashed at sill;
- c. Openings of pipes or ducts through floors or walls to have tight fitting collars;

- d. Cracks and crevices in foundation and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work;
- e. Provision of curtain wall below grade and supplementary to the foundations;
- f. Locating sidewalks, driveways, or other impervious horizontal surfaces flush against the foundation;
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joint caulked;
- h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces;
- i. Apply with precautions or corrective actions recommended by bonded exterminators.

R701

## EXTERIOR CONSTRUCTION & FINISH

R701-1

### WALLS

R701-1.1

Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed. Bulging of exterior walls shall be corrected without the use of supports or braces. Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

R701-1.2

All cornices, entablatures, belt courses, corbels, terracotta trim, wall facings and similar decorative

features shall be maintained in good repair with proper anchorage and in a safe condition.

The owner of any buildings over three stories or 35 feet in height having such decorative features shall submit to the Building Inspector within one year from the adoption of these Standards and every three years thereafter a report bearing the registered professional Engineer's Seal as to the condition and safety of such cornices, entablatures, belt courses, corbels, terracotta trim, wall facings, and similar decorative features.

R701-1.3 All exterior exposed surfaces not inherently resistant to deterioration shall be repaired, coated or sealed to protect them from deterioration or weathering. Flaking paint shall be removed and proper protective coating applied. No installation of asphalt or asbestos shingles (siding) will be permitted other than as repair to existing siding of the same material.

R702 ROOFS

R702-1 All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability.

R702-1.1 A weatherproof roof shall be maintained and all rain-water conveyed therefrom in such a manner as to prevent wet walls and not create a nuisance to others.

R703 WINDOWS, DOORS AND OTHER OPENINGS

R703-1 Existing windows and doors, including hardware, shall

operate satisfactorily and give evidence of continuing acceptable services. Trim, sashes or doors needing restoration should be guided by the following:

1. Repair, if work can be done in place.
2. Replace, if the entire component needs to be removed in order to restore.
3. Refinish, if only the surface needs work in order to restore to new condition.

R703-2 Existing screens and storm sashes, where provided, shall be in suitable condition to serve the intended purposes.

R704 CHIMNEYS AND VENTS

R704-1 Chimneys and vents shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases.

R705 FLOORS

R705-1 All sagging exterior floors and stairs must be repaired. If bracing is used, it must be esthetically appealing. Floors must be sealed so as to prevent adequate resistance to weathering.

R706 FLASHING, GUTTERS AND DOWN SPOUTS

R706-1 All critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

R706-2 All gutter and down spouts must be securely fastened and free from rust and holes.

- R706-3 Each dwelling shall include in its method of disposal of water from roofs a way to divert water from the structure by splash blocks or other means if necessary.
- R706-4 Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.
- R707 INTERIOR CONSTRUCTION AND FINISH
- R707-1 WALLS AND CEILINGS
- R707-1.1 Walls and ceilings shall be maintained in a safe and sanitary condition and shall be free from wide cracks, breaks or loose plaster. A protective and finish coating shall be provided.
- R707-1.2 All basement walls must be coated so as to remain dry at all times.
- R708 FLOORS
- R708-1 All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.
- R708-2 Finished floors in habitable rooms should be of wood flooring or a resilient tile or sheet material. Carpeting over a suitable underlayment is acceptable.
- R708-3 In hallways wood, a resilient floor or carpeting are appropriate finished flooring materials.
- R708-4 Kitchen, toilet, or bathroom floors in dwelling units shall be constructed of material impervious to water. If constructed of wood, they shall be covered with fitted linoleum or varnished so as to make floor

surface reasonably impervious to water.

R708-5            Basement floors shall be of brick or concrete and provide proper drainage to prevent back-flooding.

#### MECHANICAL EQUIPMENT

R800            OBJECTIVE

R800-1           To provide mechanical equipment for the building and its dwelling units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

R801            GENERAL

R801-1           For mechanical equipment see R201 Service and Facilities.

R802            HEATING

R802-1           Every dwelling unit shall have heating facilities which are capable of heating 80% of all habitable rooms, bathrooms and water-closets to 70° at a height of 3 feet above floor level with an outside temperature of 15° F, and said heating facilities shall be capable of heating all other rooms to 65° at a height of 3 feet above floor level with an outside temperature of 15° F.

R802-2           Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum



distance between the space heater and the center of any room to be heated should not exceed 18 feet, or extend through more than one intervening doorway.

R803

# DOMESTIC WATER HEATING STORAGE

R803-1

## CAPACITIES

Each building, or dwelling unit within a building, shall have domestic water heating and storage equipment in serviceable condition supplying hot water in quantities equivalent to the table below:

Number Dwelling Units Served	Storage Capacity in Gallons	Heating Capacity Gal. per hr. 100° F Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

Where replacement is needed, water heating equipment should be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity.

R803-2

## CAPACITIES-TANKLESS TYPE

R803-2.1      Instantaneous water heaters rated in gallons per minute-100°R. Rise shall be at least equivalent to the following:

1	Dwelling Unit	served	2.75 G.P.M.
2	"	Units "	5.00 G.P.M.
3	"	" "	7.75 G.P.M.
4	"	" "	10.00 G.P.M.
5	"	" "	12.75 G.P.M.
6	"	" "	15.00 G.P.M.
7	"	" "	17.75 G.P.M.
8	"	" "	20.00 G.P.M.
9	"	" "	22.75 G.P.M.
10	"	" "	25.00 G.P.M.
11	"	" "	27.75 G.P.M.

R803-3      VENTING

R803-3.1      All fuel-burning water heaters shall be connected to a vent leading to the exterior.

R804      PLUMBING

R804-1      GENERAL

R804-1.1      The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R804-2      REQUIRED FIXTURES

For required plumbing fixtures see R401-5 through 8.

R804-3      CONDITION OF EXISTING PLUMBING

R804-3.1      Plumbing systems, including building sewers, shall operate free of fouling and clogging, and not have cross connections which permit contamination of water

- supply piping or back-siphonage between fixtures.
- R805 ELECTRICAL
- R805-1 GENERAL
- R805-1.1 All habitable rooms, hallways and other frequently entered spaces shall be provided with electrical fixtures or outlets sufficient for proper illumination and appliance usage.
- R805-1.2 Existing electrical systems shall be maintained in a safe condition and shall not be added to or extended without prior approval of the City Electrical Inspector.
- R805-1.3 All new wiring, additions, extensions or electrical repairs shall be performed in accordance with Chapter 18.1 of the Norfolk City Code.
- R805-1.4 No over current protective devices shall exceed the limitations prescribed in the National Electrical Code, and no over current protection device shall be tampered with or altered so as to make it inoperative.
- R805-1.5 Existing electrical facilities shall be made to conform to the following minimum standards:
- a. Two duplex outlets per room on separate walls or one duplex outlet for every 20 feet of wall perimeter, whichever is greater.
  - b. Control switch for each light fixture shall be on wall at room entrance, except for small storage areas.
  - c. Wall switch to bathroom light fixture shall be or have been installed in accordance with the National Electrical Code.

- d. At least one 20 amp. circuit with two duplex outlets for each kitchen area.
- e. Appliance outlets shall be of adequate capacity and properly installed in accordance with the National Electrical Code.
- f. Not less than two general lighting circuits (15 amp.) and one appliance circuit (20 amp.) shall be provided for each dwelling unit.
- g. If laundry facilities or laundry area are provided, a separate laundry circuit shall be installed.

